

ORDINANCE NO. 2021-22

**AN ORDINANCE AMENDING THE
ZONING ORDINANCE OF THE TOWN OF LOXLEY, ALABAMA**

The Town Council of the Town of Loxley, Alabama, finds as follows:

WHEREAS, the Town Council and the Planning Commission has been reviewing proposed amendments to the Zoning Ordinance.

WHEREAS, the Town Council of the Town of Loxley believes that it is in the best interests of the public health and welfare that it revises parking requirement for residential structures in the Zoning Ordinance of the Town of Loxley, Alabama.

WHEREAS, the Planning Commission for the Town of Loxley conducted a public hearing on April 29, 2021, and thereafter made a favorable recommendation to the Town Council to revise parking requirements in the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Loxley, Alabama, as follows:

SECTION 1. That the Zoning Ordinance for the Town of Loxley, Alabama be revised to read as follows:

**ARTICLE II
DEFINITIONS**

2.54 Parking Space: The space necessary to park an automobile. Not less than an area nine (9) feet wide by eighteen (18) feet long shall be provided for each parking space, and all parking spaces required shall be provided with necessary access lanes and maneuvering areas, shall not block access to or from the right-of-way nor encroach into pedestrian ways or the flow of traffic.

**ARTICLE VI
GENERAL REGULATIONS**

6.1 General Use Requirements

The following general regulations pertain to the administration, enforcement of, and compliance with this Ordinance.

Renumbering will occur

6.8. Off Street Parking Requirements (Residential)

Each residential unit shall have a minimum of two (2) parking spaces per unit with an additional parking space for each bedroom in excess of two (2).

7.2 Residential Districts¹⁶

7.2.1 R-1A Residential Single Family

A. Uses Permitted: Single family dwelling units excluding townhouses and patio garden homes.

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D. Required Lot Area, Width etc.

Minimum Lot Area 12,000 square feet

Minimum Lot Width at Building Line	100	feet
Minimum Depth of Front Yard	35	feet
Minimum Depth of Rear Yard	30	feet
Minimum Width of Each Side Yard	12	feet
Minimum Side Yard Abutting Street	35	feet
Maximum Building Area as % of Gross Lot Area	30	%
Maximum Building Height:		
Feet	35	
Stories	2	
Off-Street Parking Spaces Required Per Family Unit <u>Bedroom 2-1</u>		
Maximum Density Per Acre	N/A	

7.2.2 R-1B Residential Single Family

A. Uses Permitted: Single family dwelling units excluding townhouses and patio garden homes.

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D. Required Lot Area, Width, etc.

Minimum Lot Area	9,500	square feet
Minimum Lot Width at Building Line	75	feet
Minimum Depth of Front Yard	30	feet
Minimum Depth of Rear Yard	30	feet
Minimum Width of Each Side Yard	10	feet or 5 feet
		on side with carport
Minimum Side Yard Abutting Street	30	feet
Maximum Building Area as % of Gross Lot Area	40	%
Maximum Building Height:		
Feet	35	
Stories	2	
Off-Street Parking Spaces Required Per Family Unit <u>Bedroom 2-1</u>		
Maximum Density Per Acre	N/A	

7.2.3 R-2 Residential Single Family and Duplex

A. Uses Permitted: Single family dwelling units excluding townhouses and patio garden homes; residential structures containing two family units.

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D. Required Lot Area, Width, etc.

Minimum Lot Area	9,000	square feet
Each Additional Family	2,500	square feet
Minimum Lot Width at Building Line	75	feet
Minimum Depth of Front Yard	30	feet
Minimum Depth of Rear Yard	30	feet
Minimum Width of Each Side Yard	10	feet or 5 feet
		on side with carport
Minimum Side Yard Abutting Street	30	feet
Maximum Building Area as % of Gross Lot Area	40	%
Maximum Building Height:		
Feet	35	
Stories	2	
Off-Street Parking Spaces Required Per Family Unit <u>Bedroom 2-1</u>		
Maximum Density Per Acre	N/A	

7.2.4 R-3 Residential Multi-Family

A. Uses Permitted: Residential structures containing one or two family units; apartments containing any

number of units; lodges and clubs not operated for a profit, offices and hotels.

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D. Required Lot Area, Width, etc.

Minimum Lot Area	8,500	square feet	
Each Additional Family	2,000	square feet	
Minimum Lot Width at Building Line	75	feet	
Minimum Depth of Front Yard	30	feet	
Minimum Depth of Rear Yard	30	feet	
Minimum Width of Each Side Yard	10	feet	
Minimum Side Yard Abutting Street	30	feet	
Maximum Building Area as % of Gross Lot Area	35	%	
Maximum Building Height:			
Feet	35		
Stories	2		
Off-Street Parking Spaces Required Per Family Unit <u>Bedroom 2-1</u>			
Maximum Density Per Acre	N/A		

7.2.5 GPH-1 Residential Garden Patio Homes ¹⁷

A. Uses Permitted: Garden patio home single family dwellings that meet all requirements contained in Article VIII, Section 8.2.

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D. Required Lot Area, Width, etc.:

Minimum Lot Area	6,000	square feet	
Minimum Lot Width at Building Line	60	feet	
Minimum Depth of Front Yard	20	feet	
Minimum Depth of Rear Yard	15	feet	
Minimum Width of Each Side Yard	10	feet	
Minimum of Side Yard Abutting Street	10	feet	
Maximum Building Area as % of Gross Lot Area	100	%	
Maximum Building Height:			
Feet	35		
Stories	2		
Off-Street Parking Spaces Required Per Family Unit <u>Bedroom 2-1</u>			
Maximum Density Per Acre	N/A		

7.2.6 TH-1 Residential Townhouse

A. Uses Permitted: Townhouse single family dwellings that meet all requirements contained in Article VIII, Section 8.1.

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D. Required Lot Area, Width, etc.:

Minimum Lot Area	2,400	square feet	
Minimum Lot Width at Building Line	24	feet	
Minimum Depth of Front Yard	20	feet	
Minimum Depth of Rear Yard	N/A		
Minimum Width of Each Side Yard	16	feet (Applies only to end unit.)	unattached
Minimum Side Yard Abutting Street	16	feet	
Maximum Building Area as % of Gross Lot Area	100	%	

Maximum Building Height:
 Feet 35
 Stories 2
 Off-Street Parking Spaces Required Per ~~Family Unit Bedroom 2-1~~
 Maximum Density Per Acre N/A

7.2.7 MH-1 Mobile Home Park

A. Uses Permitted: Mobile dwelling units that meet all requirements contained in Article VIII, Section 8.4.

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D. Required Lot, Area, Width, etc.:

Minimum Lot Area 3,000 square feet (provided that lot is at least three times greater than area occupied by dwelling)

Minimum Lot Width at Building Line A minimum of 20 feet of side clearance and 15 feet of end clearance

Minimum Depth of Front Yard N/A

Minimum Depth of Rear Yard N/A

Minimum Width of East Side Yard N/A

Minimum Side Yard Abutting Street N/A

Maximum Building Area as % of Gross Lot Area N/A

Maximum Building Height N/A

Off-Street Parking Spaces Required Per ~~Family Unit Bedroom 2-1~~

Maximum Density Per Acre 8 units

ARTICLE VIII
 SPECIAL PROVISIONS

8.1 Townhouses

H. Off-street parking shall be provided at the rate of ~~two (2) spaces~~ one space per bedroom per townhouse. Insofar as practicable, off-street parking facilities shall be grouped in bays, whether adjacent to streets or in the interior of blocks. No off-street parking space shall be more than one hundred (100) feet by the most direct pedestrian route from a door of the dwelling unit it is intended to serve.

8.2 Garden Patio Home

H. Off-street parking shall be provided at the rate of not less than ~~two (2) spaces per dwelling unit and shall be located within the interior of the lot.~~ One space per bedroom. ~~Garages shall not be credited toward the parking requirements, if said garage is a part of the main dwelling or attached to the main dwelling.~~

8.4 Mobile Dwellings

8.4.1 General Requirements: No mobile dwelling shall be occupied for dwelling purposes unless the same is located in a mobile dwelling park or subdivision. Mobile dwellings may not be used as accessory structures.

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The following information shall be submitted to the Planning Commission for its evaluation:


A. Area and dimensions of the proposed park.

- B. Location of all drives, ~~and~~ mobile dwelling layout and parking.
- C. Location of water and sewer lines, water supply, and sewage disposal areas.
- D. A preliminary drainage plan for the park prepared by a registered engineer.
- E. Location and dimension of all buffers, office structures, recreational areas, and open spaces.
- F. A traffic analysis, showing the effect of the proposed mobile dwelling park on neighborhood streets.

SECTION 2. That other Articles and Sections of said Zoning Ordinance shall remain in full force as originally adopted or subsequently duly amended.

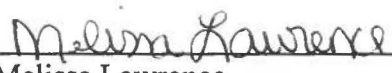
SECTION 3. That this Ordinance shall become effective following the posting as required by law.

ADOPTED this 12th day of July, 2021.



Richard Teal
Mayor

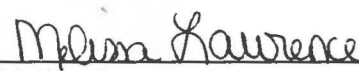
ATTEST:



Melissa Lawrence
Town Clerk/Treasurer

CERTIFICATION OF POSTING

I, Melissa Lawrence, Town Clerk/Treasurer of the Town of Loxley, Alabama hereby certify that the above noted ordinance was published by posting copies thereof in the Loxley Post Office, Loxley Public Library, Loxley Police Station and Loxley Town Hall beginning July 14, 2021 and took effect five (5) days thereafter.



Melissa Lawrence
Town Clerk/Treasurer